

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: NJEA - Easter & Hilgers Easter Remodel/Addition			
Project Description: Full interior remodel with new garage, entry & office. The existing garage is to become a family room.			
Project Address: 666 Tumbleweed Cir. Incline Village, NV 89451			
Project Area (acres or square feet): 3,346 sf			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):  666 Tumbleweed Circle, halfway btwn Fallen Leaf Way & Pinto Ct.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
125-522-01	.1644 (7,160sf)		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b> Kenneth Easter &		<b>Professional Consultant:</b>	
Name: J'nee Hilgers Easter		Name: same as applicant	
Address: 774 Mays Blvd. Suite 10 PMB 722		Address:	
Incline Village	Zip: 89451		Zip:
Phone:	Fax:	Phone:	Fax:
Email: nate.easter@tti.com		Email:	
Cell: 678-473-7411	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Elise Fett & Associates, Ltd.		Name:	
Address: PO Box 5989		Address:	
Incline Village	Zip: 89450		Zip:
Phone: 775-833-3388	Fax:	Phone:	Fax:
Email: julie@elisefett.com		Email:	
Cell: 775-315-3086	Other:	Cell:	Other:
Contact Person: Julie Soules		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

## Variance Application Supplemental Information

(All required information may be separately attached)

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

Reduction of the front yard setback to 1' at the nearest point of proposed garage.

**You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.**

2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

The slope of the property is exceedingly steep at >20% and the existing driveway slope is non-compliant at 23%.

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

The proposed garage is sunken and only one story w/a green roof deck instead of a pitched roof to minimize the mass.

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

The current driveway slope renders the existing garage useless in the winter, the new garage will allow cars and gear to be stowed in the garage year round.

5. What enjoyment or use of your property would be denied to you that is common to other properties in your neighborhood?

A safe driveway and parking will be denied without the variance.

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

Yes  No | If yes, please attach a copy.

7. How is your current water provided?

IVGID

8. How is your current sewer provided?

IVGID

## **NJEA – Easter & Hilgers-Easter Remodel/Addition**

666 Tumbleweed Circle

Incline Village, NV 89451

**APN: 125-522-01**

### Project Description

This project proposes a remodel and addition to an existing single-family residence. The existing home is 3-stories with a built-in garage that is nearly inaccessible with the existing 23% driveway slope. The proposed plan includes a dug-out garage at the front of the home in order to achieve a useable driveway and garage for the owners. The existing garage will be converted to living space and there will be a partial pop-out/expansion of all three existing levels over the new garage. However, the bulk of the new garage will feature a roof deck to minimize the mass at the street level.

### Supplemental Questions

1. The proposed structure will be 1' from the property line at the nearest corner, but it has been angled to match the angle of the existing structure and minimize the overall encroachment. The garage goes from 1' at the nearest point to 14' at the furthest. It is by enlarge a single-story addition and would be allowed to be built at the property line if it were a detached structure. However, placement of the existing structure prevents the structure from being detached, therefore the variance is being requested.
2. The slope and width of the property are the main items preventing compliance with the development code. The slope at the front of the property is greater than 20% and, as previously noted, the existing driveway slope is 23%. The terrain is steep along the street and many of the properties have had a reduced setback to allow for garages and functional driveways.
3. The proposed garage will be sunk and only one story at the street to limit view blocking and massing at the property line. The roof will be a green roof deck, which will add visual aesthetics to the front of the home.
4. The current driveway slope renders the existing garage useless in the winter and even in the summer, guests routinely elect to park at the street rather than navigate the steep slope. The proposed garage will allow gear and cars to be stowed out of sight year-round.
5. Without the variance, the owners will be denied safe parking and a code compliant driveway. If the variance were denied, they would be forced to keep the existing non-conforming and dangerously steep driveway.

**Property Owner Affidavit**

**Applicant Name:** Kenneth Nathaniel Easter

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
COUNTY OF WASHOE )

Kenneth Nathaniel Easter  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 125-522-01

Printed Name Kenneth Nathaniel Easter

Signed K. Nathaniel Easter

Address 666 Tumbleweed Circle

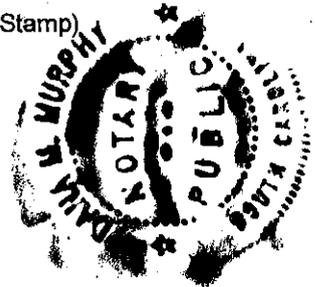
Incline Village, Nevada 89451

Subscribed and sworn to before me this 10<sup>th</sup> day of February, 2022

Dorothy Murphy  
Notary Public in and for said county and state

My commission expires: 11/16/22

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

**Property Owner Affidavit**

**Applicant Name:** J'nee Hilgers - Easter

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
COUNTY OF WASHOE )

I, J'nee Hilgers - Easter  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 125-522-01

Printed Name J'nee Hilgers - Easter

Signed J'nee Hilgers - Easter

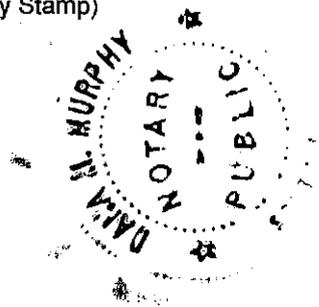
Address 6666 Tumbleweed Circle  
Incline Village, NV 89451

Subscribed and sworn to before me this 10<sup>th</sup> day of February, 2022

Donna K. Nepley  
Notary Public in and for said county and state

My commission expires: 11/16/22

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

LOT 9

I.V.G.I.D. FIXTURE COUNT

Table with 6 columns: Fixture, Count, Water Value, Sewer Value, Water Count, Sewer Count. Includes items like Kitchen Sink, Bathtub, Shower, etc.

IVGID NOTES

- HYDRONIC CLOSED LOOP HEATING SYSTEM
• FIRE SPRINKLERS - YES w/4-HEAD FLOW CALCULATION
• SEWER LINE MUST BE AIR TESTED TO THE CURRENT UPC AND IVGID REQUIREMENTS
• METER TO BE UPGRADED

NLTFPD

- ADDRESS IDENTIFICATION NUMBERS MUST BE 6" IN HEIGHT MIN.
• RESIDENTIAL FIRE SPRINKLERS SYSTEM REQUIRED
• NFPA 72 FIRE ALARM SYSTEM MAY BE PROVIDED IN LIEU OF 110V INTERCONNECTED DETECTORS. THESE SYSTEMS REQUIRE A SEPARATE PERMIT (SEE DEFERRED SUBMITTALS FOR DETAILS)
• A KNOX BOX SHALL BE PROVIDED IN ACCORDANCE WITH 2018 IFC CHAPTER 5
• WHEN HOT WORK IS CONDUCTED WITHIN A WILDFIRE RISK AREA IN ACCORDANCE WITH 2018 IFC, SECTION 105.6.23: HOT WORK OPERATIONS INCLUDING CUTTING, WELDING, THERMIT WELDING, BRAZING, SOLDERING, GRINDING, THERMAL SPRAYING, THAWING PIPE, INSTALLATION OF TORCH-APPLIED ROOF SYSTEMS OR ANY OTHER SIMILAR ACTIVITIES REQUIRE A PERMIT FROM THE NORTH LAKE TAHOE FIRE PROTECTION DISTRICT 775-831-0351.

DEFERRED SUBMITTALS

- A SEPARATE PLAN/PERMIT FOR REQUIRED FIRE SPRINKLER SYSTEMS SHALL BE SUBMITTED TO NLTFPD FOR PERMIT PER RESOLUTION 16-1
• A SEPARATE PLAN WILL BE REQUIRED IF OWNER ELECTS TO GO WITH A NFPA 72 FIRE MONITORED ALARM SYSTEM IN LIEU OF 110V INTERCONNECTED DETECTORS AND THE PLAN SHALL BE SUBMITTED TO NLTFPD FOR PERMIT PER RESOLUTION 16-1.

WASHOE ENGINEERING NOTES

- ALL IMPROVEMENTS WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST COUNTY CODES AND THE LATEST COUNTY STANDARD SPECIFICATIONS AND DETAILS.
• A STREET EXCAVATION PERMIT IS REQUIRED FOR ANY WORK TO BE PERFORMED WITHIN THE WASHOE COUNTY RIGHT-OF-WAY. CALL BEAU DUC AT 240-2654 FOR MORE INFORMATION.
• THE WASHOE COUNTY ROAD DEPARTMENT (318-2180) MUST APPROVE THE NEW DRIVEWAY APPROACH LOCATION PRIOR TO INSTALLATION.
• THE WASHOE COUNTY ROAD DEPARTMENT (318-2180) MUST APPROVE THE NEW DRIVEWAY APPROACH INSTALLATION PRIOR TO PERMIT FINAL CERTIFICATE OF OCCUPANCY.
• DRIVEWAY AND PEDESTRIAN ACCESS PAVING SHALL SLOPE DOWN FROM EXISTING EDGE OF PAVING A MINIMUM 4% GRADE FOR 4 FEET, THEN 1% MINIMUM THEREAFTER.
• FOR PORTLAND CEMENT CONCRETE ADD FOLLOWING NOTE: CONSTRUCTION OF CONCRETE APRONS SHALL BE IN ACCORDANCE WITH SPECIFICATIONS NOTED ON WASHOE COUNTY STANDARD DETAIL W-5.11 PAGE 4. THE DETAILS CAN BE FOUND AT THE FOLLOWING LINK:
HTTPS://WWW.WASHOECOUNTY.US/CSD/ENGINEERING\_CAPITALPROJECTS/STANDARD\_DETAILS.PHP
• FOR TYPE 3 ASPHALT PAVING ADD FOLLOWING NOTE: ALL PAVING WITHIN COUNTY RIGHT-OF-WAY SHALL BE A MINIMUM 3" OF TYPE 3 ASPHALT PAVING OVER A MINIMUM OF 6" OF COMPACTED TYPE 2 CLASS B AGGREGATE BASE MEETING THE REQUIREMENTS OF THE LATEST EDITION OF ORANGE BOOK SPECIFICATIONS. HOT MIX ASPHALT SHALL BE TYPE 3, PG-4-28 (OR COUNTY APPROVED EQUIVALENT), 3% AIR VOIDS, 50 BLOWS PER SIDE MIX WITH LIME AND NO MORE THAN 15% RECYCLED ASPHALT PAVEMENT, COMPACTED TO A MINIMUM OF 93% RICE RELATIVE COMPACTION.
• SLOTTED DRAINS WITHIN DRIVEWAYS SHALL BE LOCATED OUTSIDE OF WASHOE COUNTY RIGHT-OF-WAY AND MAINTAINED BY PROPERTY OWNER.

TRPA NOTES

- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES AND LIVING WITH FIRE, LAKE TAHOE BASIN, SECOND EDITION.
• DUST CONTROL MEASURES SHALL BE IN PLACE DURING CONSTRUCTION. BROADCAST MULCH SHALL NOT BE PERMITTED AS A DUST CONTROL MEASURE WITHIN 35 FEET OF STRUCTURES.
• EXCAVATION EQUIPMENT SHALL BE LIMITED TO APPROVED CONSTRUCTION AREAS TO MINIMIZE SITE DISTURBANCE. NO GRADING OR EXCAVATION SHALL BE PERMITTED OUTSIDE OF THE APPROVED AREAS OF DISTURBANCE.
• ALL WASTE RESULTING FROM THE SAW-CUTTING OF PAVEMENT SHALL BE REMOVED USING A VACUUM (OR OTHER TRPA APPROVED METHOD) DURING THE CUTTING PROCESS OR IMMEDIATELY THEREAFTER. DISCHARGE OF WASTE MATERIAL TO SURFACE DRAINAGE FEATURES IS PROHIBITED AND CONSTITUTES A VIOLATION OF THIS PERMIT.

NOTE:

- EXISTING SURVEY & SITE PLAN PROVIDED BY TURNER & ASSOCIATES, INC. LAND SURVEYING.
• ALL PERFORATED DRAINAGE PIPE OUTLETS TO BE KEPT CLEAR AND MARKED, ESPECIALLY FROM BEHIND RETAINING WALLS, WITH A MINIMUM 3' LONG METAL STAKE, PLACED A MINIMUM 1" INTO THE GROUND AND PAINTED RED ON TOP.

OWNER

KENNETH EASTER
JNEE HILGERS EASTER
85 CEDAR DR
REDHILL PENINSULA
18 PAK PAT SHAN RD
TAI TAM HONG KONG

PROPERTY

666 TUMBLEWEED CIR
INCLINE VILLAGE NV 89451
INCLINE VILLAGE 4 LOT 2 BLK J
APN: 125-522-01

CONTACT PERSON

ELISE FETT & ASSOCIATES, LTD.
P.O. BOX 5989
INCLINE VILLAGE, NV 89450
(775) 833-3388

SHEET INDEX:

Table with 2 columns: Sheet ID, Description. Lists sheets SP-1 through SP-8 and their corresponding titles.

PLEASE REFER TO ENCLOSED 8.5X11 ARCHITECTURAL PROJECT GUIDELINES FOR ADDITIONAL DETAILS AND PROJECT REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL SUBS RECEIVE A COPY OF AND ADHERE TO THESE GUIDELINES. IF ADDITIONAL COPIES (ELECTRONIC OR PAPER) ARE NEEDED, PLEASE CONTACT ELISE FETT & ASSOCIATES, LTD.

LAND AREA

7,160 SQ. FT.
0.1644 acres
(PER SURVEY)

SQUARE FOOTAGE

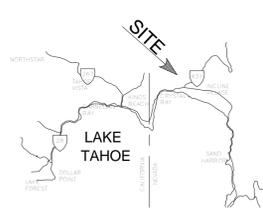
Table with 2 columns: Category, Square Footage. Lists items like Residence to remain, Garage to remain, Deck rebuilt, etc.

EARTHWORK

CUT = 190 CU.YDS.
FILL = LESS THAN 5 CU.YDS.
EXPORT = 185 CU.YDS.

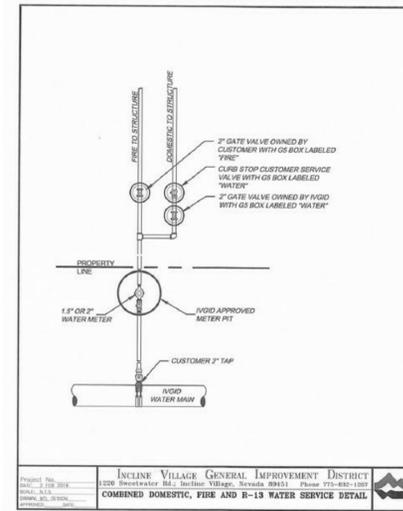
TO BE EXPORTED OUT OF THE BASIN OR TO A TRPA APPROVED SITE.

VICINITY MAP:

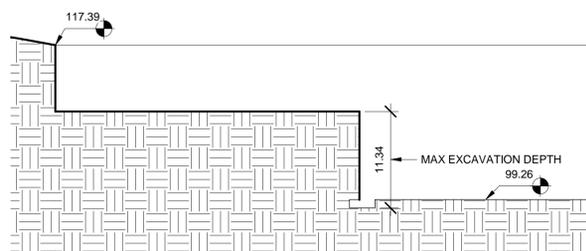


SCOPE OF WORK

- REMOVE (E) STAIRS AND ENTRY DECK.
• EXTEND (E) SIDES OF HOUSE TO SQUARE OFF FRONT
• EXTEND (E) ROOF
• REBUILD EXISTING DECKS
• CONVERT (E) GARAGE TO LIVING SPACE
• ADD NEW ENTRY AND ROOF TO WEST SIDE OF STRUCTURE
• NEW GARAGE AND DRIVE AT STREET LEVEL
• ROOF OF GARAGE TO BE W.P. PATIO
• NEW MECHANICAL ROOM BEHIND GARAGE
• NEW COVERED WALKWAY FROM ENTRY TO GARAGE LEVEL
• NEW DECK AND STAIR TO BACKYARD
• NEW DECK OFF BEDROOM
• MINOR INTERIOR REMODEL



101.3 IVGID Connection - meter/tap upgrade w/fire sprinklers no irrigation NTS



MAX EXCAVATION SECTION 1" = 10'-0"

LOT 1

LOT 3

LEGEND:

- EXISTING CONTOURS
CONTOUR TO BE REMOVED
TREE, SIZE, TYPE
TREES TO BE REMOVED
LIMIT OF DISTURBED AREA (3346 SF)

SITE PLAN 1/8" = 1'-0"

ELISE FETT & ASSOCIATES, LTD.
ARCHITECTURE ENGINEERING

PRELIMINARY NOT FOR CONSTRUCTION

K EASTER & J HILGERS-EASTER REM.
666 TUMBLEWEED CIRCLE
INCLINE VILLAGE, NV 89451
APN: 125-522-01

Table with columns for DRAWN, CHECKED, DATE, SCALE, JOB NO., PRINT DATE, SHEET, and SHEETS.

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER AND MAY NOT BE REPRODUCED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.

**TRPA NOTES**

COLOR: THE COLOR OF THIS STRUCTURE, INCLUDING ANY FENCES ON THE PROPERTY, SHALL BE COMPATIBLE WITH THE SURROUNDINGS. SUBDUED COLORS IN EARTHONE AND WOODTONE RANGES SHALL BE USED FOR THE PRIMARY COLOR OF THE STRUCTURE. HUES SHALL BE WITHIN THE RANGE OF NATURAL COLORS THAT BLEND, RATHER THAN CONTRAST WITH THE EXISTING VEGETATION AND EARTH HUES. EARTHONE COLORS ARE CONSIDERED TO BE SHADES OF REDDISH BROWN, BROWN, TAN, OCHRE, AND UMBER.

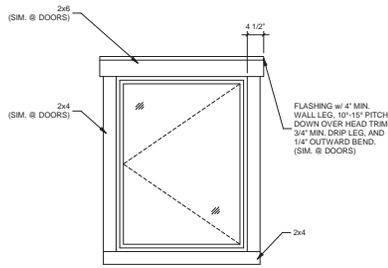
ROOFS: ROOF SHALL BE COMPOSED OF NON-GLARE EARTHONE OR WOODTONE MATERIALS THAT MINIMIZE REFLECTIVITY.

FENCES: WOODEN FENCES SHALL BE USED WHENEVER POSSIBLE. IF CYCLONE FENCE MUST BE USED, IT SHALL BE COATED WITH BROWN OR BLACK VINYL, INCLUDING FENCE POLES.

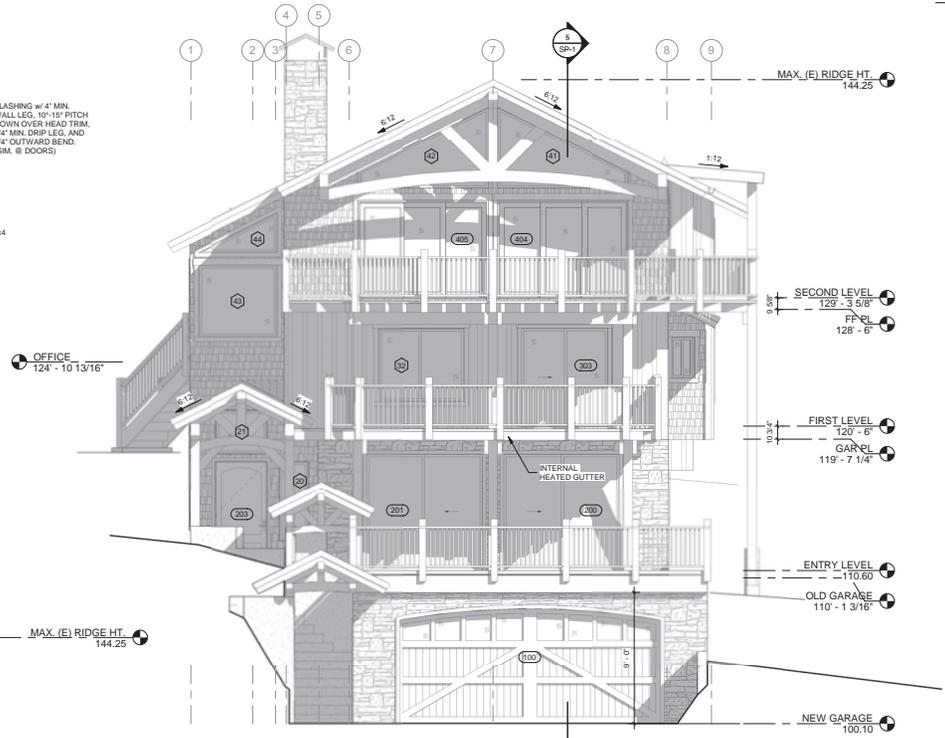
LIGHTING: ALL EXTERIOR LIGHTING SHALL BE CONSISTENT WITH TRPA CODE OF ORDINANCES CHAPTER 36, SECTION 36.8 EXTERIOR LIGHTING STANDARDS AND TRPA DESIGN REVIEW GUIDELINES.

**EXTERIOR FINISHES / W.U.I. NOTES**

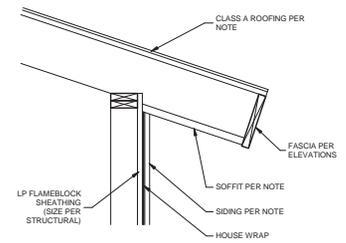
- ROOF: COMPOSITE ROOF TO MATCH EXISTING, AS NOTED ON ELEVATIONS, CLASS "A" ASSEMBLY
- EAVES (SOFFIT): FASCIA: APPROVED 1-HOUR FIRE RESISTANT CONSTRUCTION, IONIZATION RESISTANT MATERIAL, 2x LUMBER OR FIRE RETARDANT TREATED WOOD LABELED FOR EXTERIOR USE. NO EXPOSED TAILS UNLESS HEAVY TIMBER: 3/4" MINIMUM SOLID MATERIAL.
- VENTS: <144 SQUARE INCHES, <1/4" NON-COMBUSTIBLE CORROSION-RESISTANT MESH, VULCAN, BRANDGLARD, OR SIMILAR APPROVED VENTS
- EXTERIOR WALLS: LP FLAMEBLOCK SHEATHING OR SIMILAR UNDER 6" VERTICAL CLEAR CEDAR, 6" HORIZONTAL CLEAR CEDAR FLAT TAG AND # STONE, AS SHOWN ON ELEVATIONS. APPROVED STUCCO 1-HOUR FIRE RATED CONSTRUCTION AS NOTED ON ELEVATIONS
- WINDOWS: DOUBLE PANE (MIN)
- EXTERIOR DOORS (INCLUDING VEHICLE ACCESS DOORS): APPROVED NON-COMBUSTIBLE CONSTRUCTION, SOLID CORE (1-3/4" MIN), MINIMUM 20 MINUTE RATING
- DECKING: UNSOFFITED: HEAVY TIMBER WITH FIRE RETARDANT TREATED WOOD LABELED FOR EXTERIOR USE. SOFFITED: PROVIDE 3/4" MINIMUM SOLID MATERIAL. SUPPORT COLS.: 6x6 MIN. PER WUI (SIZED PER STRUCTURAL) SUPPORT BEAMS: 6x8 OR 4x10 MIN. PER WUI (SIZED PER STRUCTURAL) DECK JOISTS: 4x8 MIN. IF NOT SOFFITED PER WUI (SIZED PER STRUCTURAL) LEDGERS: 3x MIN. PER WUI (SIZED PER STRUCTURAL) DECKING: AS NOTED ON KEYNOTE PLANS



4 A07 DOOR & WINDOW TRIM  
3/4" = 1'-0"



1 SOUTH ELEVATION  
1/4" = 1'-0"



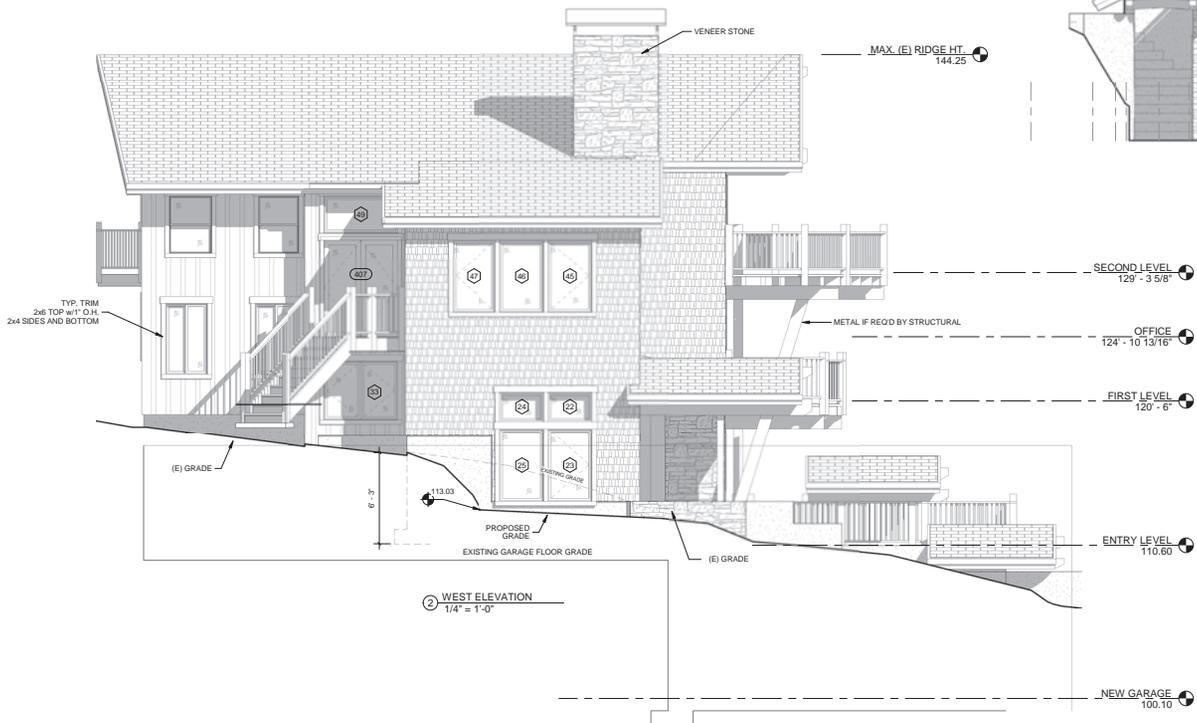
3 A03 WUI SECTION  
1" = 1'-0"

**REMODEL NOTE:**

THIS PROJECT IS AN ADDITION/REMODEL OF AN EXISTING STRUCTURE. THE STRUCTURAL DESIGN FOR THIS PROJECT HAS BEEN BASED UPON THE BEST AVAILABLE INFORMATION RELATIVE TO THE AS-BUILT LAYOUT. EXISTING FIELD CONDITIONS, AND PROVIDED (E) PLANS AND INFORMATION. ALL ASSUMED EXISTING INFORMATION SHALL BE VERIFIED BY THE CONTRACTORS. ALL DISCREPANCIES DISCOVERED IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER OF RECORD.

**DECK FRAMING & W.U.I. NOTES**

- SUPPORT COLLUMNS: 6x6 (MIN)
- SUPPORT BEAMS: 6x8 OR 4x10 (MIN)
- DECK JOISTS: 4x8 (MIN) IF NOT SOFFITED
- LEDGERS: 3x (MIN)
- DECKING: WATERPROOF ASSEMBLY P.A.D.



2 WEST ELEVATION  
1/4" = 1'-0"

REVISIONS		
NO.	DATE	BY

P.O. BOX 5980  
INCLINE VILLAGE  
NEVADA 89450  
PHONE: (775) 833-3388  
FAX: (775) 833-2388  
elise@elise-fett.com

**ELISE FETT & ASSOCIATES, LTD.**  
AIA • RCE  
ARCHITECTURE  
ENGINEERING

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

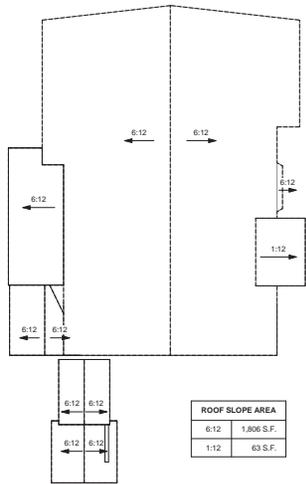
**K EASTER & J HILGERS-EASTER REM.**  
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INCLINE VILLAGE, NV 89451  
APN: 125-522-01

SCALE: AS SHOWN  
JOB NO: NJEA  
PRINT DATE: 1/17/2022  
JOB DATE: 03/21/21

SHEET

A-4

SOUTH & WEST ELEVATIONS



4 ROOF SLOPE PLAN  
1/8" = 1'-0"

NOTE: CONTRACTOR TO VERIFY FIELD CONDITIONS (ROOF SLOPE / BEARING POINTS) PRIOR TO ORDERING TRUSSES OR CUTTING RAFTERS.

**ALLOWABLE BUILDING HEIGHT CALCULATIONS**

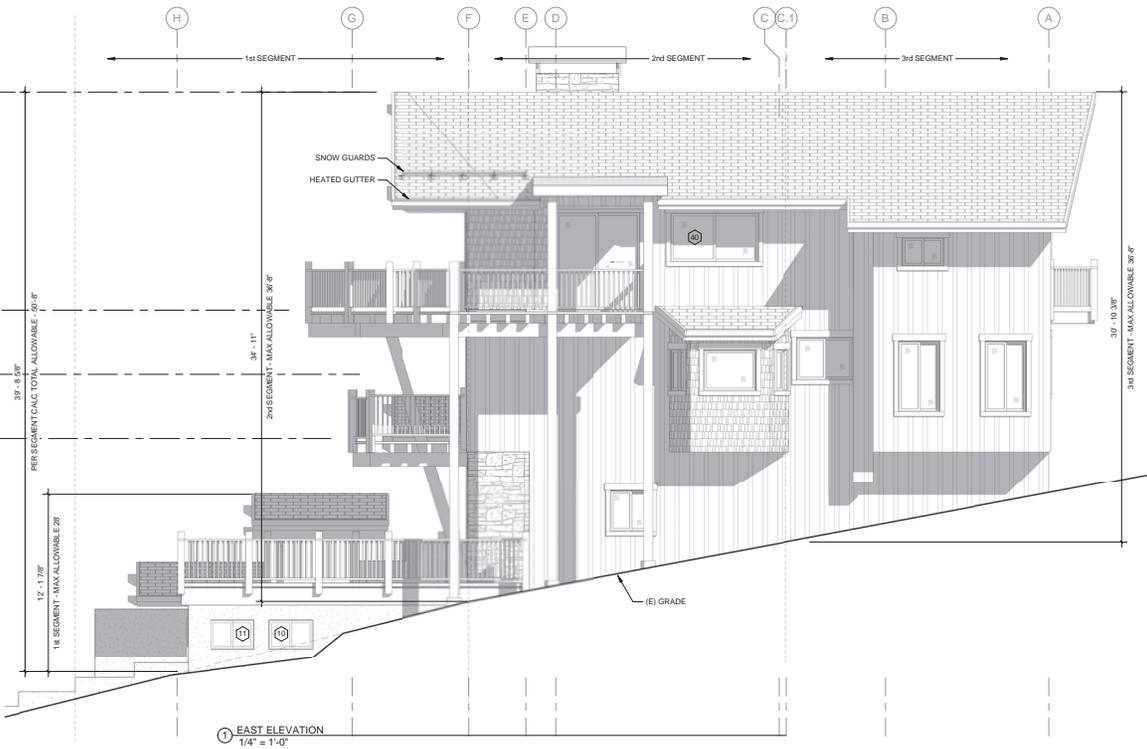
HOUSE SITE SLOPE 22%  
 >50% OF ROOF PITCH 6:12  
 MAX. ALLOWABLE BUILDING HEIGHT 36'-8"  
 MAX. PROPOSED HEIGHT 34' 1 13/16"  
 PER SEGMENT CALC. TOTAL ALLOWABLE HEIGHT - (26' + 36'8" + 36'8") 131.3 = 50'-8"

MAX. (E) RIDGE HT. 144.25'

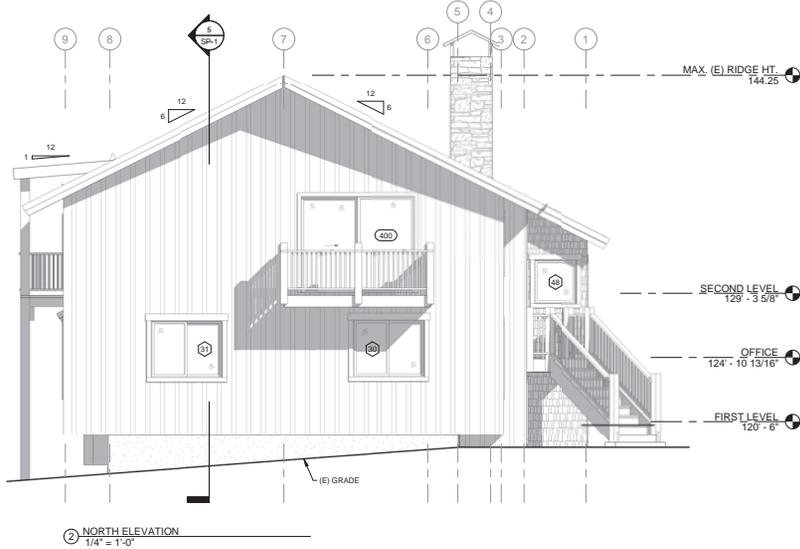
SECOND LEVEL 129' - 3 5/8"

OFFICE 124' - 10 13/16"

FIRST LEVEL 120' - 6"



1 EAST ELEVATION  
1/4" = 1'-0"



2 NORTH ELEVATION  
1/4" = 1'-0"

**TRPA NOTES**

COLOR: THE COLOR OF THIS STRUCTURE, INCLUDING ANY FENCES ON THE PROPERTY, SHALL BE COMPATIBLE WITH THE SURROUNDINGS. SUBTLED COLORS IN EARTH-TONE AND WOOD-TONE RANGES SHALL BE USED FOR THE PRIMARY COLOR OF THE STRUCTURE. HUES SHALL BE WITHIN THE RANGE OF NATURAL COLORS THAT BLEND, RATHER THAN CONTRAST WITH THE EXISTING VEGETATION AND EARTH HUES. EARTH-TONE COLORS ARE CONSIDERED TO BE SHADES OF REDDISH BROWN, BROWN, TAN, OCHRE, AND UMBER.

ROOFS: ROOFS SHALL BE COMPOSED OF NON-GLARE EARTH-TONE OR WOOD-TONE MATERIALS THAT MINIMIZE REFLECTIVITY.

FENCES: WOODEN FENCES SHALL BE USED WHENEVER POSSIBLE. IF CYCLONE FENCE MUST BE USED, IT SHALL BE COATED WITH BROWN OR BLACK VINYL, INCLUDING FENCE POLES.

LIGHTING: ALL EXTERIOR LIGHTING SHALL BE CONSISTENT WITH TRPA CODE OF ORDINANCES CHAPTER 36, SECTION 36.8. EXTERIOR LIGHTING STANDARDS AND TRPA DESIGN REVIEW GUIDELINES.

**EXTERIOR FINISHES / W.U.I. NOTES**

- ROOF: COMPOSITE ROOF TO MATCH EXISTING, AS NOTED ON ELEVATIONS, CLASS "A" ASSEMBLY
- EAVES (SOFFIT): FASCIA: APPROVED 1-HOUR FIRE RESISTANT CONSTRUCTION, IGNITION RESISTANT MATERIAL, 2x LUMBER OR FIRE RETARDANT TREATED WOOD LABELED FOR EXTERIOR USE, NO EXPOSED TAILS UNLESS HEAVY TIMBER, 3/4" MINIMUM SOLID MATERIAL
- VENTS: <144 SQUARE INCHES, <1/4" NON-COMBUSTIBLE CORROSION-RESISTANT MESH, VULCAN, BRAND GUARD, OR SIMILAR APPROVED VENTS
- EXTERIOR WALLS: LP FLAMEBLOCK SHEATHING OR SIMILAR UNDER 6" VERTICAL CLEAR CEDAR 6" HORIZONTAL CLEAR CEDAR FLAT T&G AND 4" STONE, AS SHOWN ON ELEVATIONS, APPROVED STUCCO 1-HOUR FIRE RATED CONSTRUCTION AS NOTED ON ELEVATIONS
- WINDOWS: DOUBLE PANE (MIN)
- EXTERIOR DOORS (EXCLUDING VEHICLE ACCESS DOORS): APPROVED NON-COMBUSTIBLE CONSTRUCTION, SOLID CORE (1 3/4" MIN), MINIMUM 20 MINUTE RATING
- DECKING: UNSOFTFITTED: HEAVY TIMBER WITH FIRE RETARDANT TREATED WOOD LABELED FOR EXTERIOR USE.

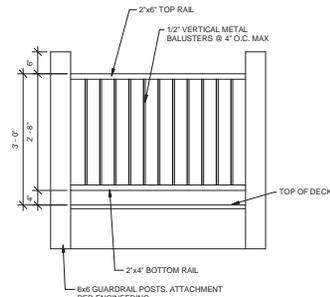
- SOFFIT: PROVIDE 3/4" MINIMUM SOLID MATERIAL
- SUPPORT COLS: 6x6 MIN. PER WUI (SIZED PER STRUCTURAL)
- SUPPORT BEAMS: 6x8 OR 4x10 MIN. PER WUI (SIZED PER STRUCTURAL)
- DECK JOISTS: 4x8 MIN. IF NOT SOFFITTED PER WUI (SIZED PER STRUCTURAL)
- LEDGERS: 2x MIN. PER WUI (SIZED PER STRUCTURAL)
- DECKING: AS NOTED ON KEYNOTE PLANS

**DECK FRAMING & W.U.I. NOTES**

- SUPPORT COLLUMNS: 6x6 (MIN)
- SUPPORT BEAMS: 6x8 OR 4x10 (MIN)
- DECK JOISTS: 4x8 (MIN) IF NOT SOFFITTED
- LEDGERS: 2x (MIN)
- DECKING: WATERPROOF ASSEMBLY P.A.D.

**REMODEL NOTE:**

THIS PROJECT IS AN ADDITION/REMODEL OF AN EXISTING STRUCTURE. THE STRUCTURAL DESIGN FOR THIS PROJECT HAS BEEN BASED UPON THE BEST AVAILABLE INFORMATION RELATIVE TO THE AS-BUILT LAYOUT, EXISTING FIELD CONDITIONS, AND PROVIDED (E) PLANS AND INFORMATION. ALL ASSUMED EXISTING INFORMATION SHALL BE VERIFIED BY THE CONTRACTORS. ALL DISCREPANCIES DISCOVERED IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER OF RECORD.



3 A01 DECK RAILING DETAIL  
3/4" = 1'-0"

REVISIONS	DATE	BY

P.O. BOX 5080  
 INCLINE VILLAGE  
 NEVADA 89450  
 PHONE: (775) 833-3388  
 FAX: (775) 833-2388  
 elise@elise-fett.com

**ELISE FETT & ASSOCIATES, LTD.**  
 AIA • RCE  
 ARCHITECTURE  
 ENGINEERING

**PRELIMINARY NOT FOR CONSTRUCTION**

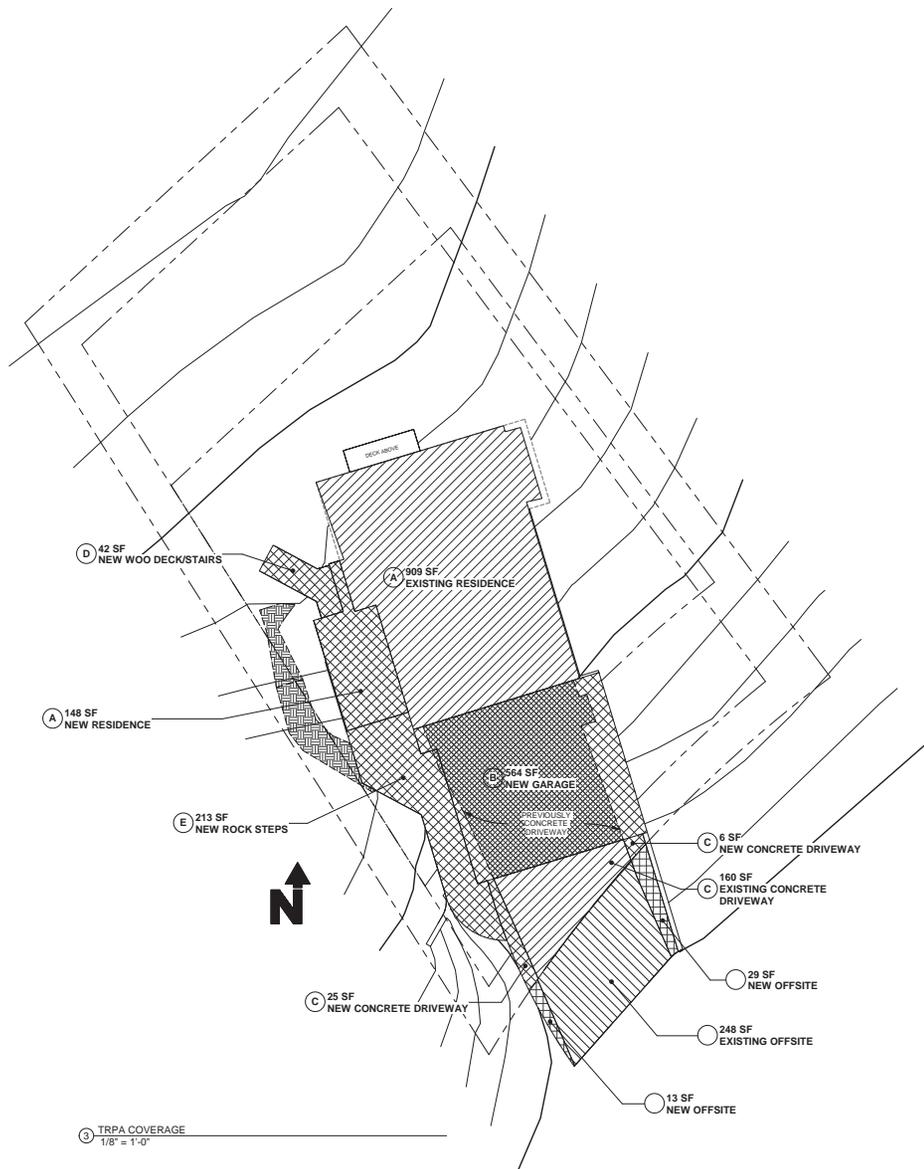
**K EASTER & J HILGERS - EASTER REM.**  
 666 TUMBLEWEED CIRCLE  
 INCLINE VILLAGE, NV 89451  
 APN: 125-522-01

SCALE: AS SHOWN  
 JOB NO: NJEA  
 PRINT DATE: 1/17/2022  
 10:30 AM

SHEET  
**A-5**

**NORTH & EAST ELEVATIONS**





**LOT INFO AND COVERAGE CALCULATIONS:**

TOTAL LOT AREA 7,160 SF  
 LAND CAPABILITY CLASS 3 (1%) 358 SF  
 PREVIOUSLY VERIFIED COVERAGE 1,717

**COVERAGES (square feet):**

Mark	Area	Previously Verified	Proposed	Exempt	Actual	Land Class
A	RESIDENCE	909 SF	1097 SF	0 SF	1097 SF	CLASS 3
B	GARAGE	0 SF	564 SF	0 SF	564 SF	CLASS 3
C	CONCRETE DRIVEWAY	620 SF	151 SF	0 SF	151 SF	CLASS 3
D	WOOD DECK/STAIRS	77 SF	42 SF	0 SF	42 SF	CLASS 3
E	ROCK STEPS	111 SF	213 SF	0 SF	213 SF	CLASS 3
CLASS 3.6		1717 SF	2267 SF	0 SF	2267 SF	
TOTAL:		1717 SF	2267 SF	0 SF	2267 SF	

**NOTES:**  
 • ALL DECKS AND OVERHANGS HAVE BEEN CALCULATED WITH 3:1 REDUCTIONS

**OFFSITE COVERAGE (square feet):**

Area	Previously Approved	Proposed	Actual
OFFSITE	248 SF	248 SF	248 SF
OFFSITE	0 SF	29 SF	29 SF
OFFSITE	0 SF	13 SF	13 SF
	248 SF	290 SF	290 SF

**COVERAGE KEY**

- EXISTING
- PROPOSED
- CHANGE
- REVEGETATE

REVISIONS		
#	DATE	BY

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 elise@elise-fett.com  
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 ENGINEERING

**PRELIMINARY NOT FOR CONSTRUCTION**

**K EASTER & J HILGERS-EASTER REM.**  
 666 TUMBLEWEED CIRCLE  
 INCLINE VILLAGE, NV 89451  
 APN: 125-522-01

DRAWN	DATE
ISSUE	DATE
SCALE	BY
JOB NO.	DATE
PRINT DATE	TIME
SHEET	

SP-2  
 OF SHEETS



REVISIONS	DATE	BY

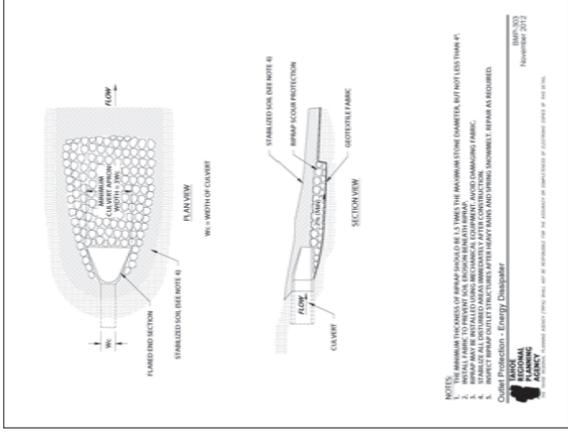
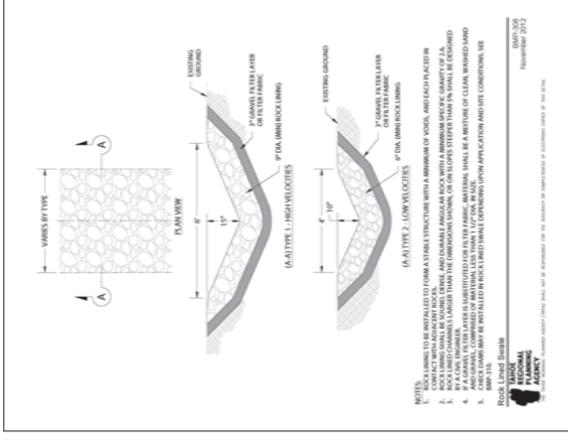
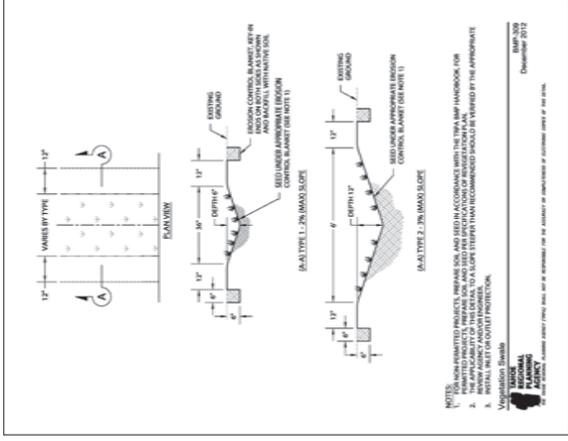
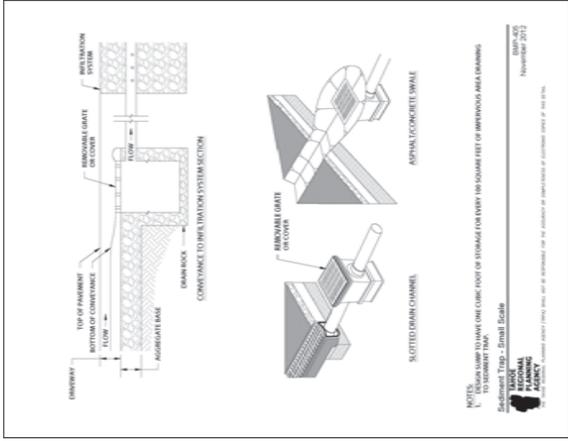
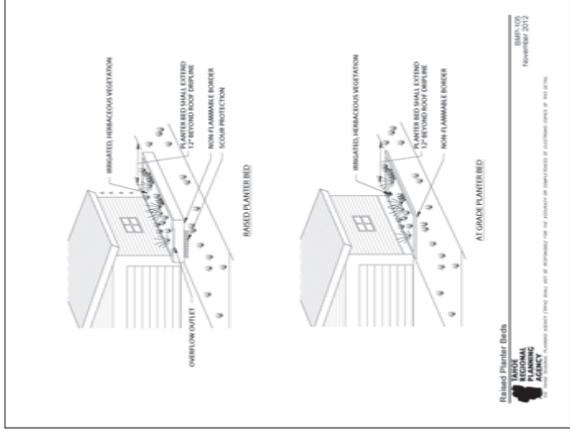
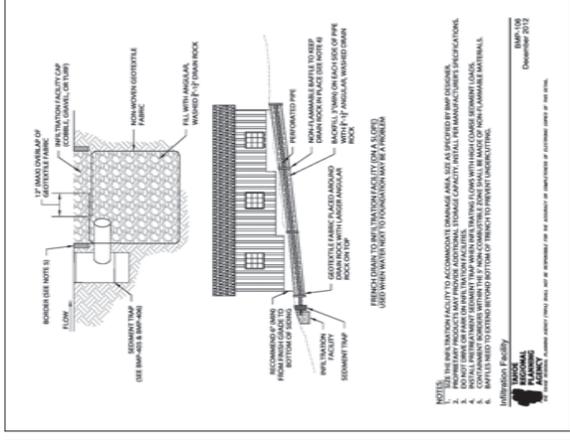
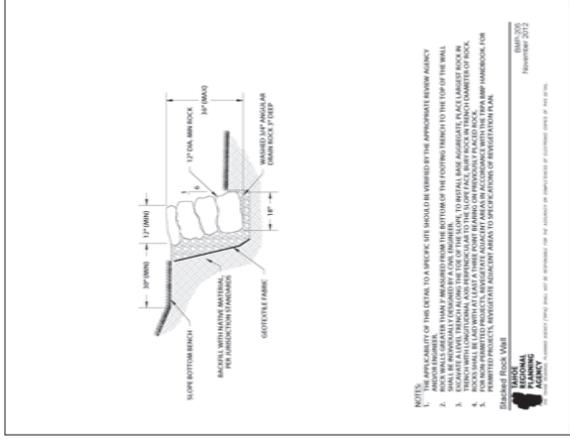
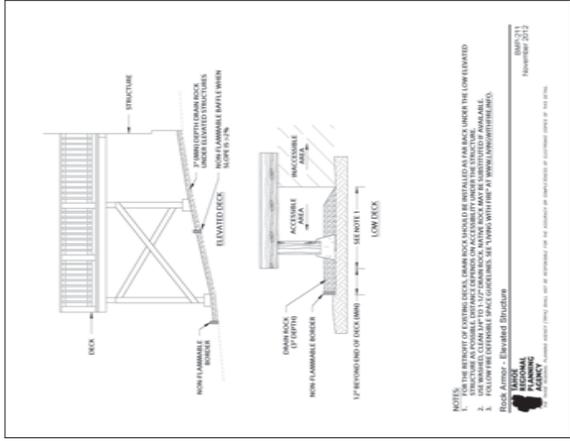
ELISE FETT  
ARCHITECTURE  
AIA RCE  
& ASSOCIATES, LTD.  
ENCLINE VILLAGE, VA  
P.O. BOX 5089  
NEVADA 89150  
PHONE: (772) 833-3388  
FAX: (772) 833-3388  
elise@eliseftt.com

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CONSTRUCTION**

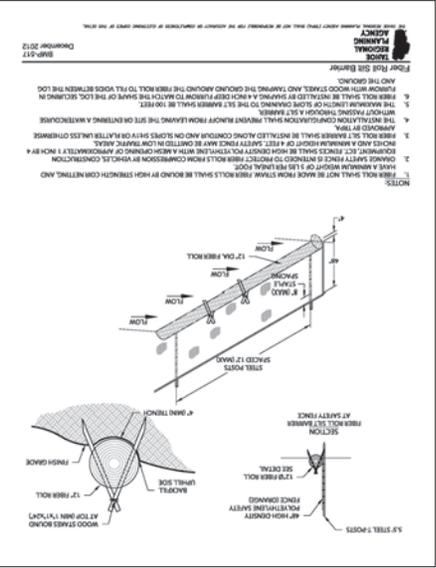
K EASTER & J HILGERS-EASTER R.M.  
666 TWILBREWED CIRCLE  
ENCLINE VILLAGE, VA 89151  
APN: 125-522-01

NO.	DESCRIPTION	DATE	BY

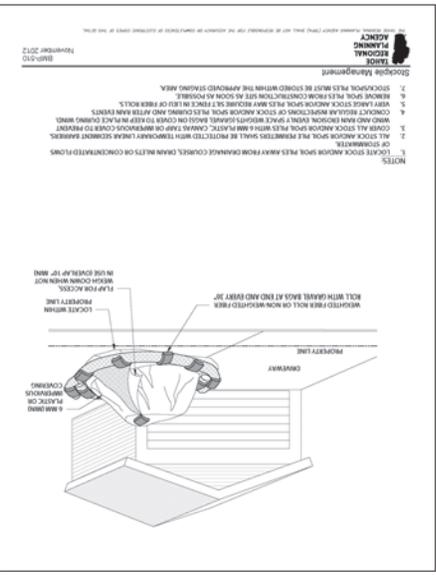
SP-3a  
SHEETS



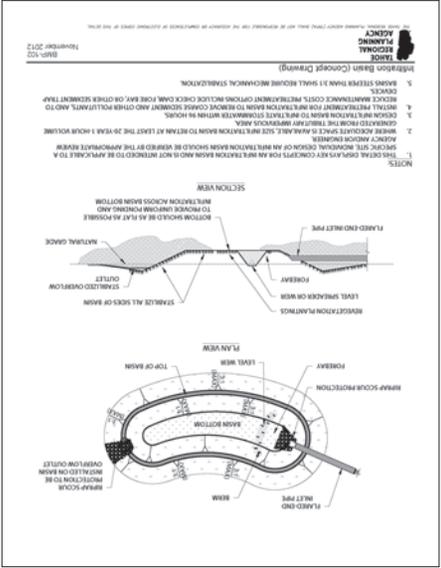
517 - FIBER ROLL SILT BARRIER



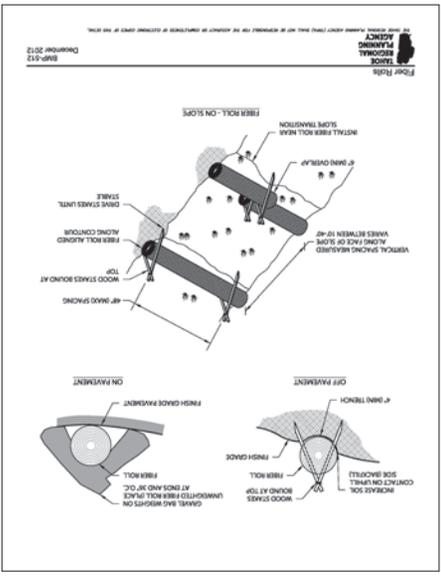
510 - STOCKPILE MANAGEMENT



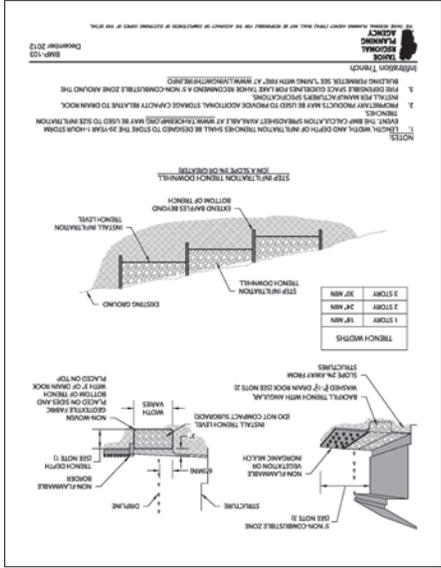
102 - INFILTRATION BASIN



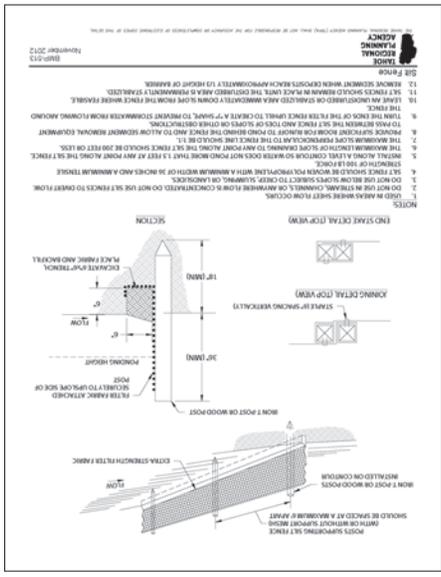
512 - FIBER ROLLS



103 - INFILTRATION TRENCH



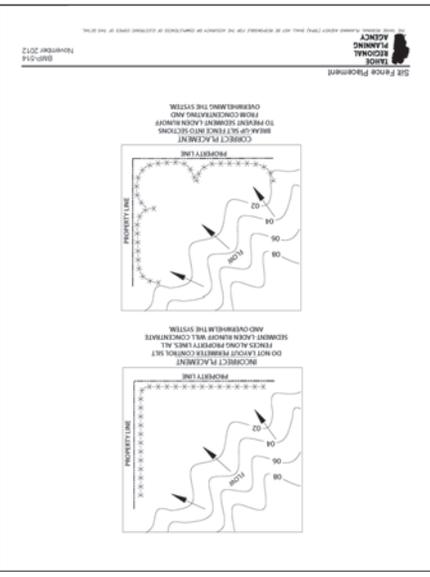
513 - SILT FENCE



104 - ARMORED DRILLPILE



514 - SILT FENCE PLACEMENT



SP-3b

PROJECT NO.	12-2023
DATE	12-2023
SCALE	AS SHOWN
DRAWN BY	ELISE FETT
CHECKED BY	DAVID RICE

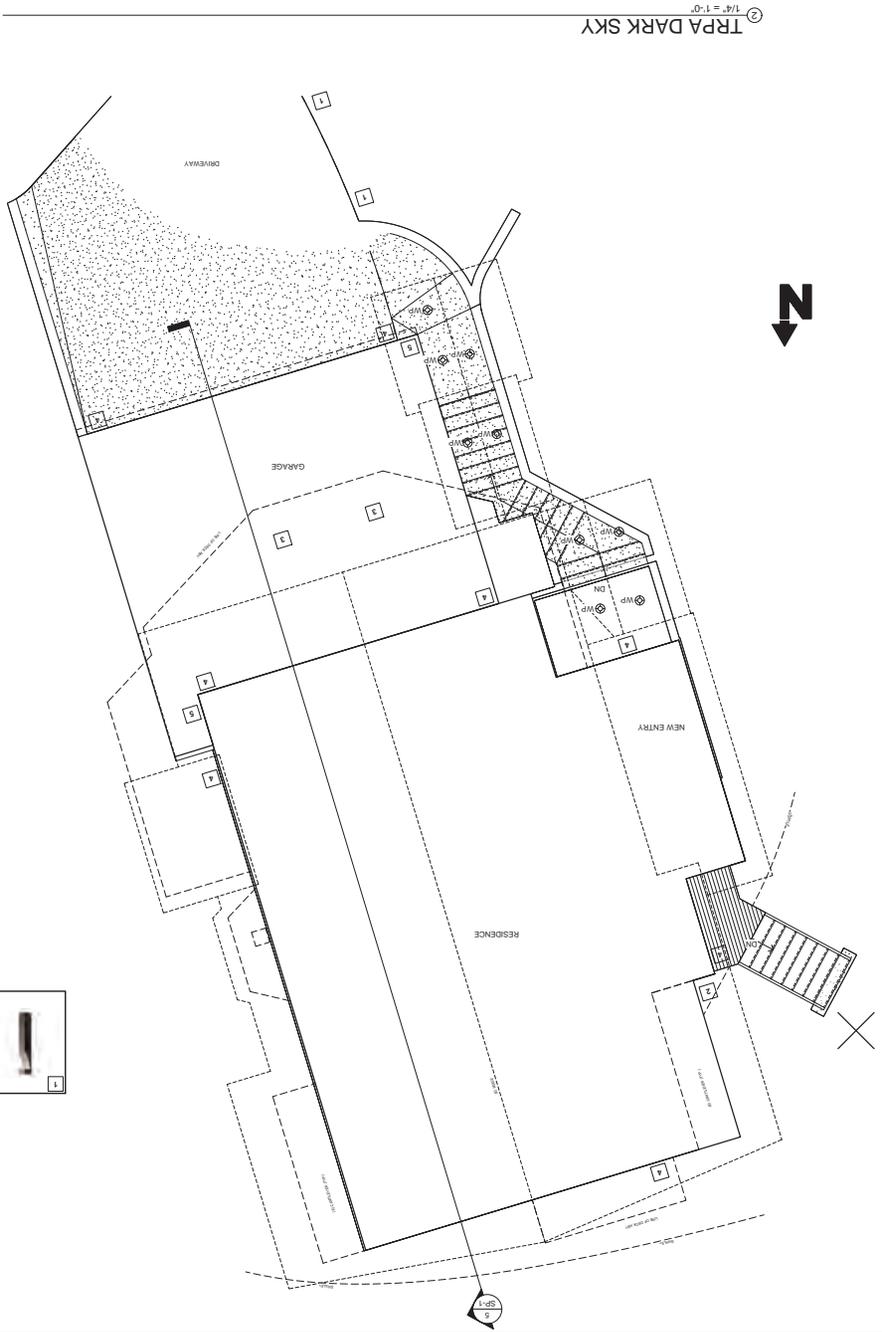
K EASTER & J HILGERS - EASTER REM.  
666 TUMBLEWEED CIRCLE  
INCLINE VILLAGE, NV 89451  
APN: 125-522-01

PRELIMINARY  
NOT FOR  
CONSTRUCTION

ELISE FETT  
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RENO, NV 89509  
PHONE: (775) 833-3886  
FAX: (775) 833-3888  
elise@elisefett.com

NO.	DATE	REVISIONS





• ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT, CONSISTENT WITH TRPA CODE OF ORDINANCES CHAPTER 96, SECTION 96.6. OF DARKNESS CHAPTER 96, SECTION 96.6. EXTERIOR LIGHTING STANDARDS, AND TRPA DESIGN REVIEW GUIDELINES.

1	KICHLER LIGHTING One Light Track and Blend	COMMERCIAL ELECTRIC LED WIP Hood Light Bronze	PROBANTE NONVIB LED Area Light
4	HARBATON FORGE Friendly Outdoor Sconce	ROOF SOFFIT Seasonal LED Strips	

DATE	SCALE	PROJECT NO.	PROJECT DATE

**K EASTER & J HILGERS - EASTER REM. CONSTRUCTION**  
 666 TUMBLEWEED CIRCLE  
 INCLINE VILLAGE, NV 89143  
 APN: 125-522-01

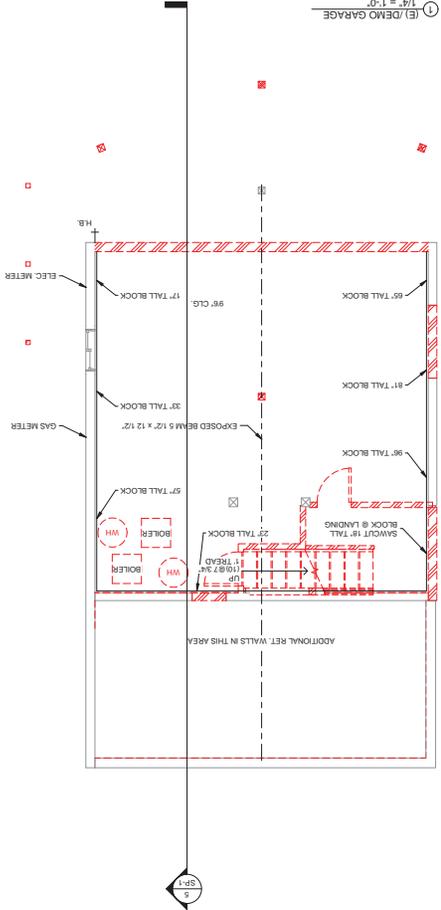
**ELISE FETT & ASSOCIATES, LTD.**  
 AIA & RCE  
 ARCHITECTURE  
 ENGINEERING

P.O. BOX 2089  
 LAS VEGAS, NV 89102  
 PHONE: (702) 388-3888  
 FAX: (702) 388-3888  
 elise@elise-fett.com

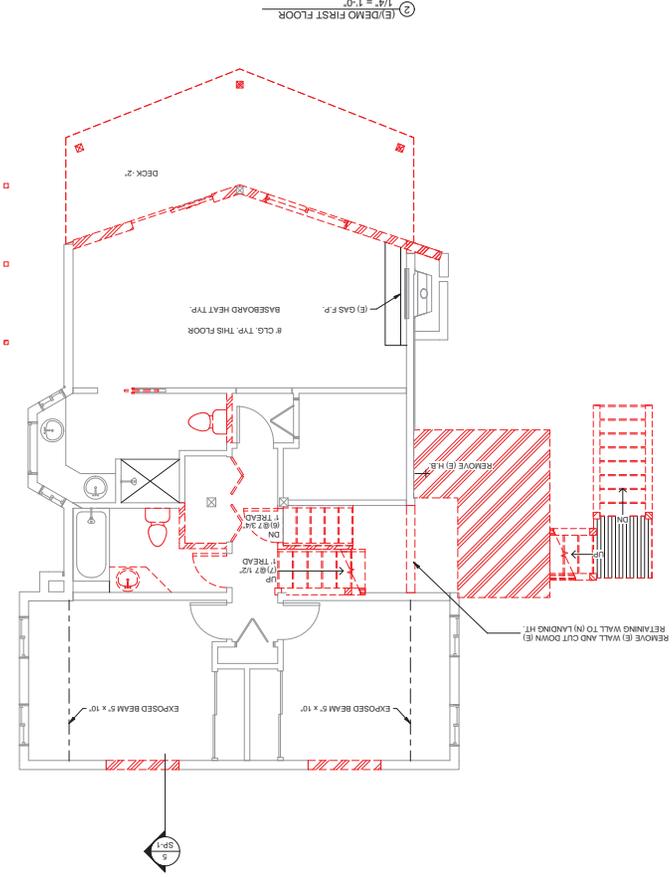
#	DATE	BY

REVISIONS

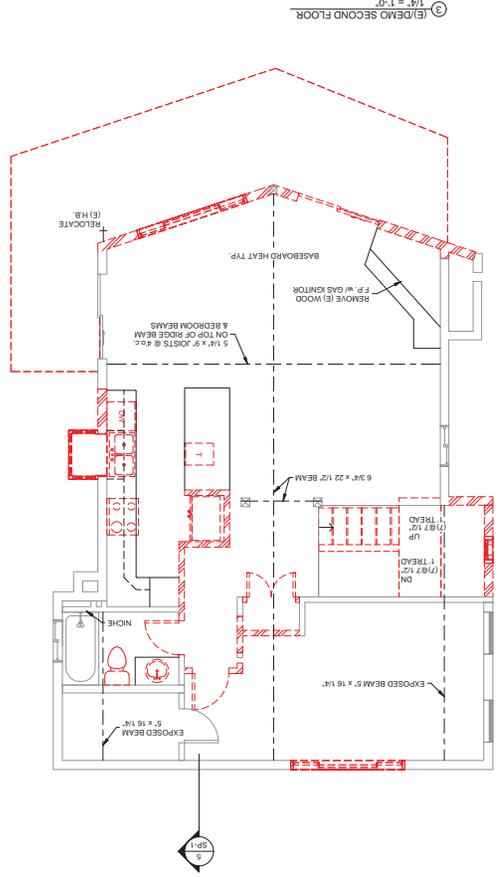
1/4" = 1'-0" TRPA DARK SKY  
 PRELIMINARY NOT FOR CONSTRUCTION  
 1/4" = 1'-0" TRPA DARK SKY



① (E) DEMO GARAGE 1/4" = 1'-0"



② (E) DEMO FIRST FLOOR 1/4" = 1'-0"



③ (E) DEMO SECOND FLOOR 1/4" = 1'-0"



NOTE: DIMENSIONS ARE TO FACE OF CONSTRUCTION UNLESS NOTED OTHERWISE. FINISHED FACE OF WALL, TRIM OR EXISTING OF DOORS AND WINDOWS.

**REMODEL NOTE:**  
 THIS PROJECT IS AN ADDENDUM/REV OF AN EXISTING STRUCTURE. THE STRUCTURAL DESIGN FOR THIS PROJECT HAS BEEN BASED UPON THE BEST AVAILABLE INFORMATION RELATIVE TO THE BEST AVAILABLE EXISTING FIELD CONDITIONS, AND BUILD LAYOUT EXISTING FIELD CONDITIONS. ALL PROVIDED (E) PLANS AND INFORMATION, ALL ASSUMED EXISTING INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR. ALL DIMENSIONS OBSERVED IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER OF RECORD.

SCALE: 1/4" = 1'-0"	JOB NO. N.J.E.A.	DATE: 11/27/2018
SHEET A-1 (E)/DEMO.		

**K EASTER & J HILGERS-EASTER REM. CONSTRUCTION**  
 6666 TUMBLEWEED CIRCLE  
 INCLINE VILLAGE, NV 89151  
 APN: 125-522-01

**ELISE FETT & ASSOCIATES, LTD.**  
 AIA • NCE  
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 ENGINEERING  
 P.O. BOX 20898  
 LAS VEGAS, NV 89150  
 PHONE: (702) 383-3888  
 FAX: (702) 383-3888  
 elise@elisefett.com

#	DATE	BY

NEW GARAGE & ENTRY LEVEL  
A-2

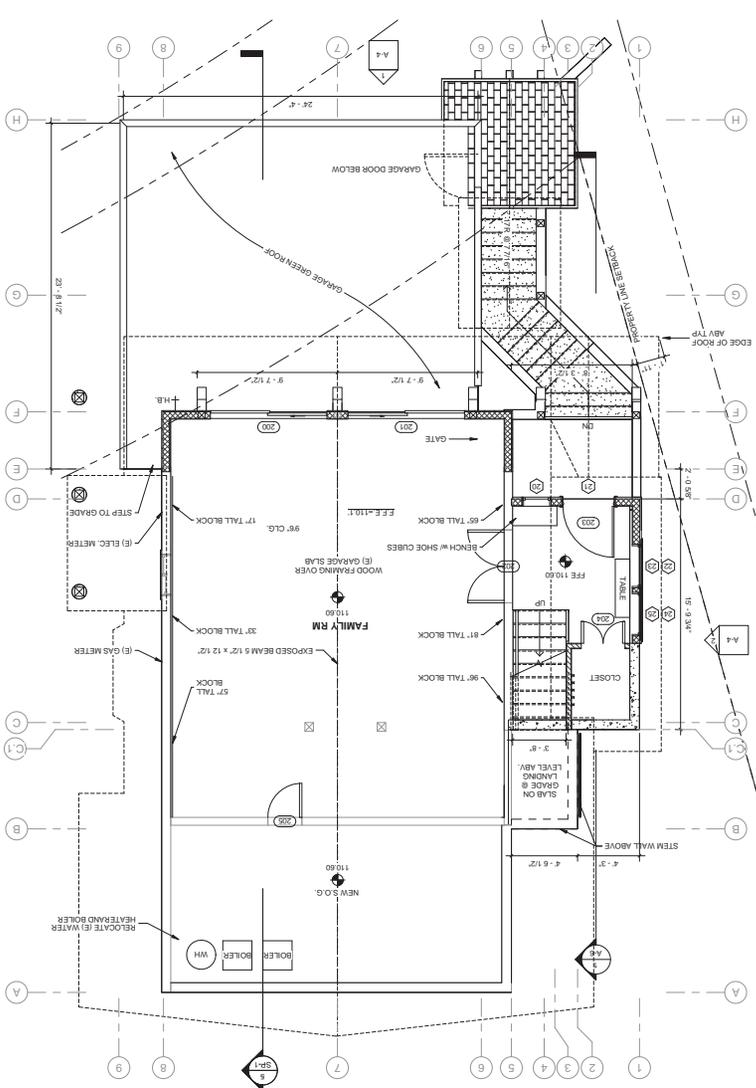
K EASTER & J HILGERS—EASTER REM. CONSTRUCTION  
666 TUMBLEWEED CIRCLE  
INCLINE VILLAGE, NV 89451  
APN: 125-522-01

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FAX: (775)383-3888  
elise@elisefett.com

#	DATE	BY

REMODEL NOTE:  
THIS PROJECT IS AN ADDITION/REMODEL OF AN EXISTING STRUCTURE. THE STRUCTURAL DESIGN FOR THE PROJECT HAS BEEN BASED UPON THE BEST AVAILABLE INFORMATION RELATIVE TO THE AS-BUILT LAYOUT EXISTING RECORDS AND PROVIDED PLANS AND INFORMATION. ALL ASSUMED EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR. ALL DISCREPANCIES OBSERVED IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER OF RECORD.



NOTE: DIMENSIONS ARE TO EDGE OF FACE OF WALL UNLESS INDICATED OTHERWISE.  
STUD NEW CONSTRUCTION, FINISHED CONSTRUCTION AND TO CENTERLINE OF DOORS AND WINDOWS.

**ENTRY LEVEL WINDOW SCHEDULE**

Mark	Family	Width	Height	Head	Comments
201	DOUBLE SLIDING	8'-0"	8'-0"	8'-0"	SAFETY GLAZING
202	DOUBLE FLUSH GLASS	5'-0"	11'-0"	8'-0"	SAFETY GLAZING
203	GLASS ENTRY	2'-0"	7'-0"	8'-0"	SAFETY GLAZING
204	DOUBLE FLUSH	3'-0"	8'-0"	8'-0"	ENTRY LEVEL
205	SINGLE FLUSH	2'-4"	8'-0"	8'-0"	ENTRY LEVEL

**ENTRY LEVEL WINDOW SCHEDULE**

Mark	Family	Width	Height	Head	Comments
21	FIXED	2'-0"	7'-0"	11'-0"	SAFETY GLAZING
22	FIXED	5'-0"	7'-0"	10'-0"	SAFETY GLAZING
23	CASEMENT	5'-0"	8'-0"	10'-0"	SAFETY GLAZING
24	FIXED	3'-0"	2'-0"	10'-0"	SAFETY GLAZING
25	FIXED	3'-0"	5'-0"	8'-0"	SAFETY GLAZING
26	FIXED	3'-0"	5'-0"	8'-0"	SAFETY GLAZING

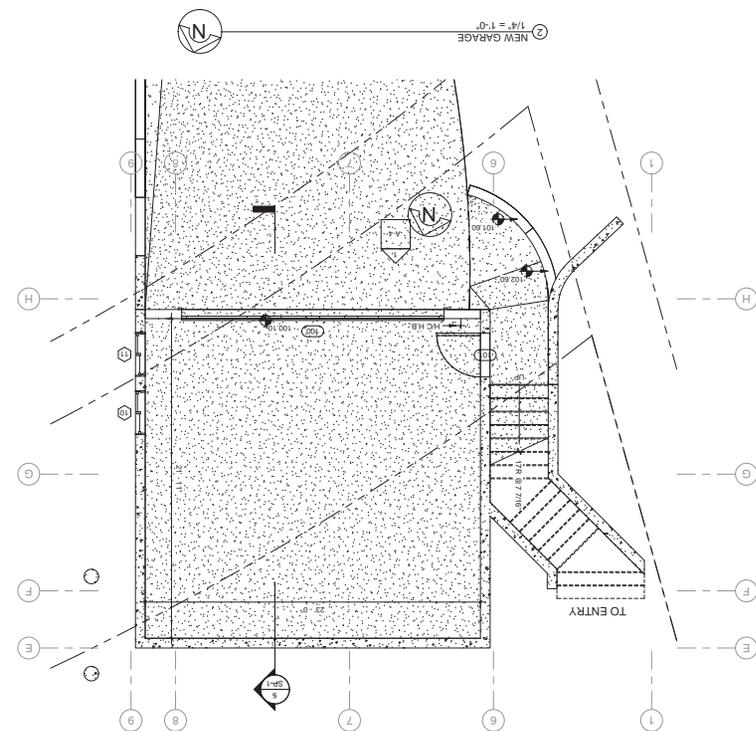
**GARAGE WINDOW SCHEDULE**

Mark	Family	Width	Height	Head	Comments
100	FIXED RECTANGULAR	18'-0"	8'-0"	8'-0"	SAFETY GLAZING
101	SINGLE FLUSH	3'-0"	7'-0"	8'-0"	SAFETY GLAZING

**GARAGE DOOR SCHEDULE**

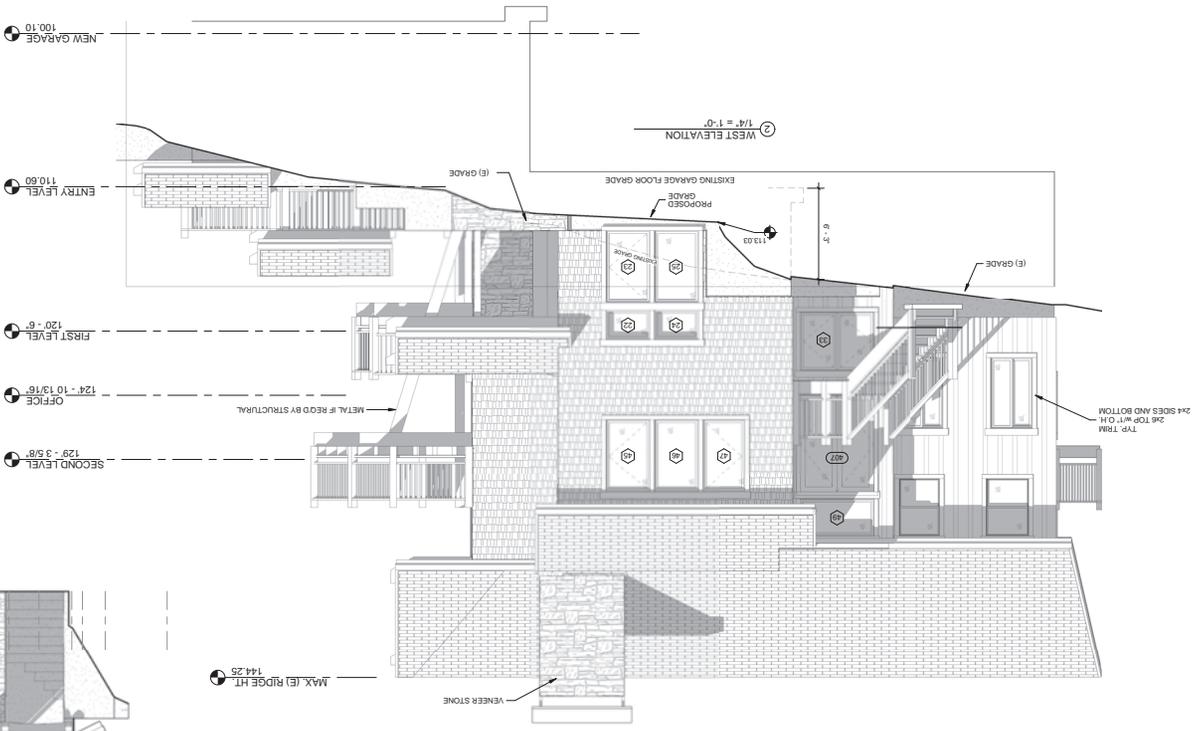
Mark	Family	Width	Height	Head	Comments
10	SLIDER	3'-0"	2'-0"	8'-0"	SAFETY GLAZING
11	SLIDER	3'-0"	2'-0"	8'-0"	SAFETY GLAZING

**WINDOW & DOOR NOTES:**  
 \* FOR ADDITIONAL WINDOW AND DOOR INFORMATION PLEASE SEE THE ELEVATIONS.  
 \* ANY WINDOW AND DOOR GRADES ARE PER THE ELEVATIONS.  
 \* SEE ARCHITECT'S SPECIFICATIONS FOR MATERIAL REQUIREMENTS PRIOR TO ORDERING.  
 \* CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES WITH STRUCTURAL PLANS AND VERIFY ALL OPENINGS IN THE FIELD PRIOR TO ORDER.  
 \* ALL GLASS DOORS TO BE SAFETY GLAZED.



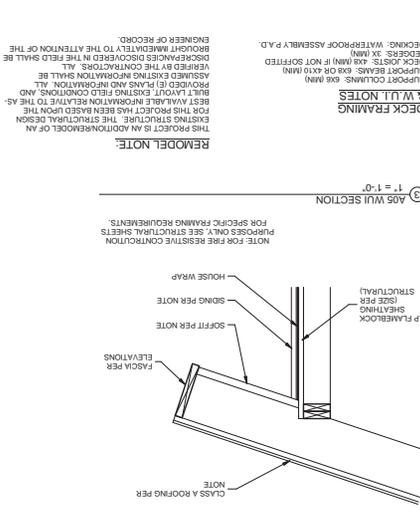
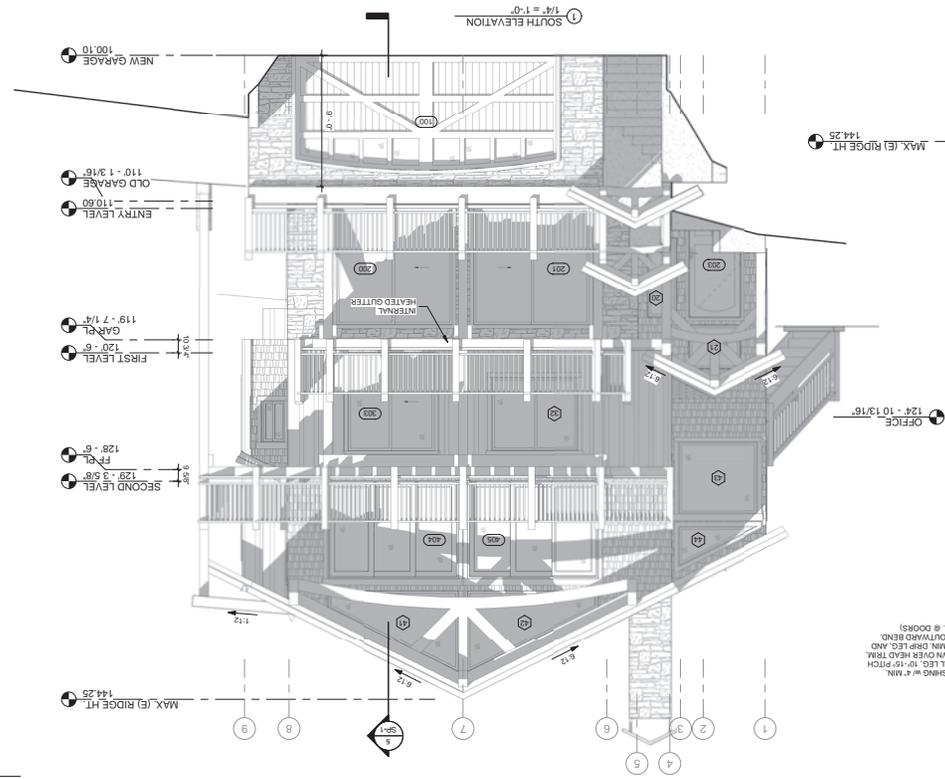
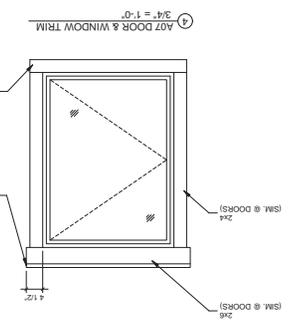
NEW GARAGE & ENTRY LEVEL  
1/4" = 1'-0"





- TRPA NOTES**
- COMPATIBLE WITH THE SURROUNDING. SHROUD COLORS IN FURNISHING AND WOODWORK FINISHES SHALL BE USED FOR THE INTERIOR OF THE STRUCTURE. APPROVED TO MATCH THE RANGE OF NATURAL COLORS THAT BLEND EITHER THIN OR THICK CONTRAST WITH THE EXISTING VEGETATION AND FAHRI PLANTS.
  - EARTH TONES OR SHADY TONES ARE CONSIDERED TO BE SHADES OF REDDISH BROWN, BROWN, TAN, CHOCOLATE AND LAMBER.
  - ROOF COLORS SHALL BE COMPOSED OF NON-GLARE EARTH TONE OR WOOD TONE MATERIALS THAT MINIMIZE REFLECTIVITY.
  - FENCES, WOODEN FENCES SHALL BE USED WHENEVER POSSIBLE. IF CYCLOPE FENCE MUST BE USED, IT SHALL BE COATED WITH BROWN OR BLACK VINYL, INCLUDING FENCE POLES.
  - SECTION 36.1 EXTERIOR LIGHTING STANDARDS AND TRPA DESIGN REVIEW GUIDELINES.
  - SECTION 36.2 EXTERIOR LIGHTING SHALL BE COMPLETED WITH TRPA CODE OF ORDINANCES CHAPTER 36.

- EXTERIOR FINISHES / WJ NOTES**
- ROOF: COMPOSITE ROOF TO MATCH EXISTING, AS NOTED ON ELEVATIONS, CLASS 'V' ASSEMBLY. MATERIAL: 2x LAMBER OR FIBER REINFORCED TREATED WOOD LABELED FOR EXTERIOR USE. NO EXPOSED UNLESS HEAVY TRAFFIC. 3/4" MINIMUM SOLID MATERIAL.
  - VENTS: 1/4" SQUARE VENTS, 1/4" NON-COMBUSTIBLE CORROSION RESISTANT MESH VENTILATION OR SMALLER APPROVED VENTS.
  - EXTERIOR WALLS: 1/2" FLAMEBLOCK SHEATHING OR SMALLER UNDER 6" VERTICAL CLEAR CEDAR, 6" HOUR RATED CONCRETE PLATE AND 2" STONE AS SHOWN ON ELEVATIONS. APPROVED STUCCO - BRANCOLORE OR SMALLER APPROVED VENTS.
  - WINDOWS: DOUBLE PANE (MINI) MINIMUM 20 MINUTE RATING.
  - CONSTRUCTION: SOUL COUSE (1/4" MIN), MINIMUM 20 MINUTE RATING.
  - UNOFFERED: HEAVY TIMBER WITH FIBER REINFORCED TREATED WOOD LABELED FOR EXTERIOR USE.
  - SUPPORT: 2x6 MIN PER WJ SIZE PER STRUCTURAL.
  - SUPPORT BEAMS: 6x6 OR 4x4 (MINI) LEADER: 3x MIN PER WJ SIZE PER STRUCTURAL.
  - DECK JOISTS: 2x MIN (NOT SCHEDULED PER WJ SIZE PER STRUCTURAL).
  - FINISHES: AS NOTED ON KEYNOTE PLANS.



**DECK FRAMING & WJ NOTES**

SUPPORT COLUMNS: 6x6 OR 4x4 (MINI) LEADER: 3x (MIN) IF NOT SCHEDULED FOR JOISTS: 4x (MIN) IF NOT SCHEDULED

ENGINEER OF RECORD: Brought MMR&T to the attention of the Designer. WATERPOOF ASSEMBLY P.L.D.

**REMODEL NOTE:**

THIS PROJECT IS AN ADDITION/REMODEL OF AN EXISTING STRUCTURE. THE STRUCTURAL DESIGN FOR THIS PROJECT HAS BEEN BASED UPON THE BEST AVAILABLE INFORMATION RELATIVE TO THE AS-BUILT LAYOUT AND INFORMATION. ALL PROVIDED (E) PLANS AND INFORMATION, INCLUDING EXISTING FIELD CONDITIONS, AND ASSUMED EXISTING CONDITIONS, SHALL BE VERIFIED BY THE CONTRACTOR. ALL DIMENSIONS OBSERVED IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER OF RECORD.

**3 AOS WJ SECTION**  
T = 1'-0"

NOTE FOR FIRE RESISTIVE CONNECTION FOR SPECIFIC FRAMING REQUIREMENTS.

CLASS A ROOFING PER NOTE

HOUSE WRAP

SPONGE PER NOTE

SOFFIT PER NOTE

ELEVATIONS

FLASHBLOCK SHEATHING (SEE PER STRUCTURAL)

LP FLAMEBLOCK SHEATHING (SEE PER STRUCTURAL)

SOUTH & WEST ELEVATIONS

A-4

DATE: 11/11/2011

PROJECT NO: 11-0000

JOB NO: N.J.E.R.

SCALE: AS SHOWN

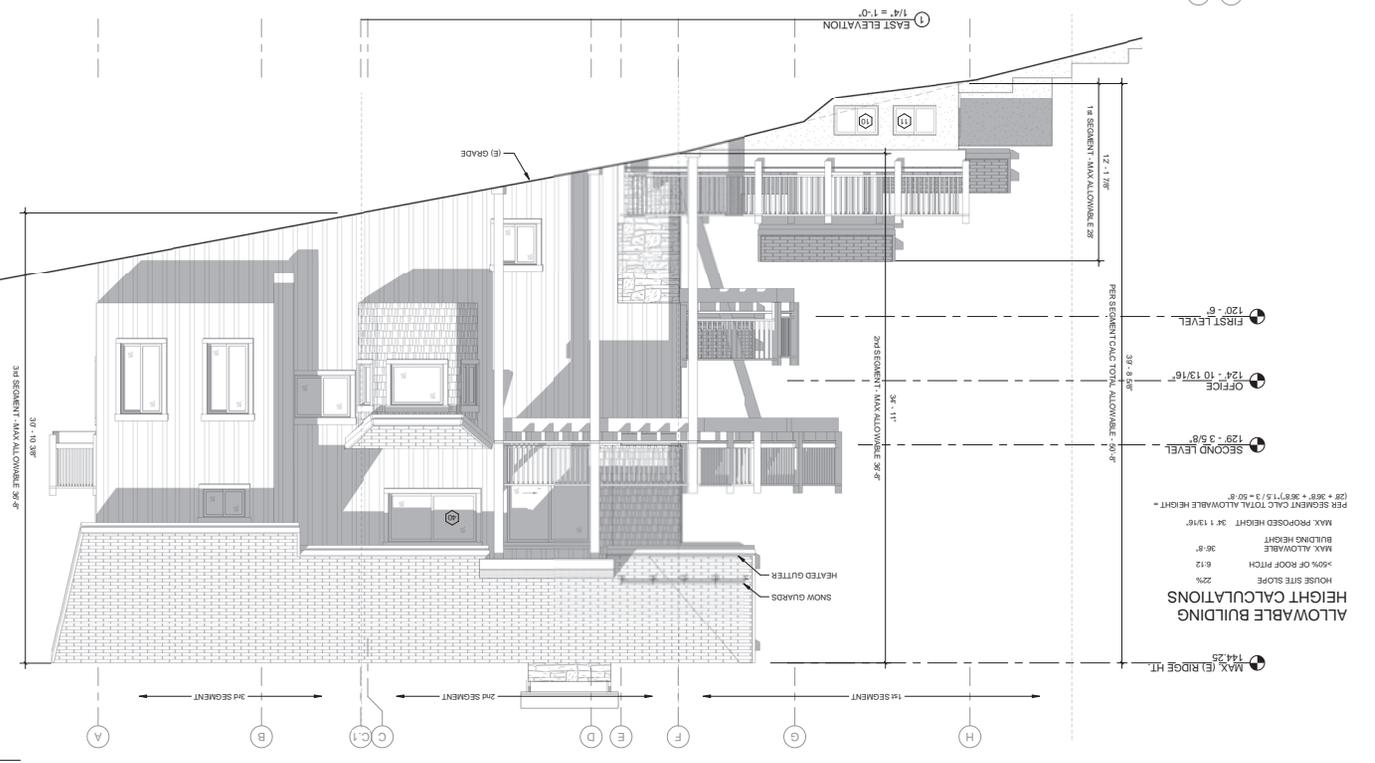
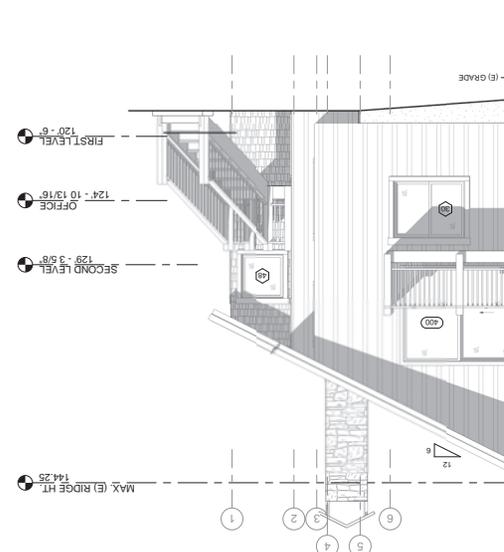
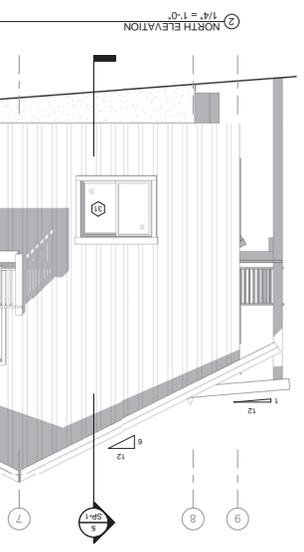
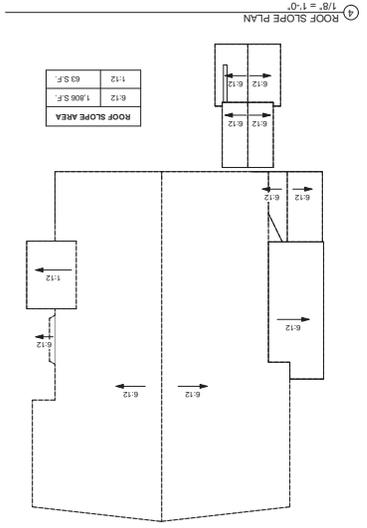
**K EASTER & J HILGERS - EASTER REM. CONSTRUCTION**

666 TUMBLEWEED CIRCLE  
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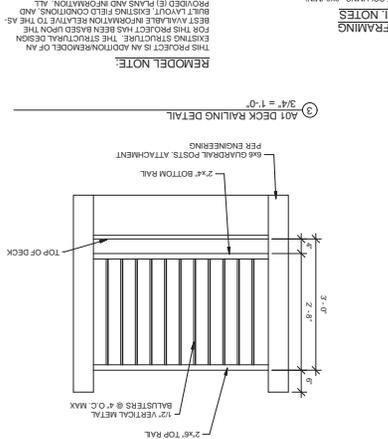
P.O. BOX 38881  
NEWADA 89150  
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elise@elisefett.com

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**TRPA NOTES**

- COLOR OF THE STRUCTURE INCLUDING ANY FINISHES ON THE PROPERTY SHALL BE COORDINATE WITH THE SURROUNDINGS. SUBSID COLOR IN FAHRTONE AND WOODTONE FINISHES SHALL BE USED FOR THE PRIMARY COLOR OF THE STRUCTURE. FINES SHALL BE WITHIN THE RANGE OF NATURAL COLORS. HAVI BLIND, RAITER THAN CONTRAST WITH THE EXISTING FACILITY AND HAVI HISE.
- EXTERIOR WALLS: 1" FIBERGLASS SHEATHING OR SIMILAR APPROVED VENTS.
- VENTS: 1/4" SOLID WOODEN, 3/4" MINIMUM SOLID METAL.
- TRAIL: 1/2" SHIMMER THIMBER, 3/4" MINIMUM SOLID METAL.
- BRANDVARD, OR SIMILAR APPROVED VENTS.
- HORIZONTAL CLEAR CEVARD FLATT TAG AND 4" STONE, AS SHOWN ON ELEVATIONS, APPROVED STUCCO-1.
- WINDOWS: DOUBLE PANE (MIN).
- EXTERIOR DOORS (INCLUDING FENCE ACCESS DOORS): APPROVED NON-COMBUSTIBLE CONSTRUCTION.
- DECKING: UNOFFERED, HEAVY THIMBER WITH FIRE RETARDANT TREATED WOOD.
- USE: SUPPORT COLUMNS: 6X6 (MIN).
- SUPPORT BEAMS: 6X8 OR 4X10 (MIN).
- DECK JOISTS: 4X4 (MIN) PER WU (USED PER STRUCTURAL).
- DECK JOISTS: 4X4 (MIN) PER WU (USED PER STRUCTURAL).
- SUPPORT BEAMS: 6X8 OR 4X10 (MIN) PER WU (USED PER STRUCTURAL).
- DECK JOISTS: 4X4 (MIN) PER WU (USED PER STRUCTURAL).



NORTH & EAST ELEVATIONS  
A-5

**K EASTER & J HILGERS - EASTER REM. CONSTRUCTION**  
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